

McCARTER & ENGLISH, LLP
Four Gateway Center
100 Mulberry Street
Newark, NJ 07102
(973) 622-4444

-and-

300 Park Avenue
New York, New York 10022
(212) 609-6800
JL (3798)
Attorneys for Baker Properties, L.P.

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF NEW YORK**

In re:	:	Chapter 11
RANDALL'S ISLAND FAMILY GOLF, CENTERS, INC.,	:	Case Nos. 00-41065 through 00-41188 (SMB)
	:	(Jointly Administered)
	:	
Debtors.	:	

**RESERVATION OF RIGHTS OF BAKER PROPERTIES, L.P. TO THE
DEBTORS' MOTION SEEKING APPROVAL OF THE FORM AND
MANNER OF NOTICE OF HEARING TO CONSIDER APPROVAL OF
THE DISPOSITION OF CERTAIN NON-RESIDENTIAL REAL AND
PERSONAL PROPERTY**

Baker Properties, L.P. ("Baker") submits the following reservation of rights to the Debtors' motion, dated January 11, 2001, Authorizing the Disposition of Certain Non-Residential Real and Personal Property (the "Motion"). Although there was no specific date in the Debtors' Motion papers as to when responses were due for the issue submitted herein, Baker states as follows:

1. On December 11, 1992, Orient International Associates, Inc., (the "Lessee"), one of the Debtors herein, and Baker Properties L.P. (the "Lessor") entered into a lease (the "Lease") for real property in Elmsford, New York (the "Elmsford Property"). The Lease is one of the leases that the Debtors propose to sell, assume and assign at the February 9, 2001 auction.
2. Baker hereby reserves its rights to terminate the Lease in accordance with its terms.
3. Specifically, the Lease states that:

Lessor may again at the Lessor's sole option, elect to terminate the Lease as of the effective date of the proposed transfer or sublet by giving Lessee written notice thereof within ten (10) days of the Lessee's submission of said Sublet Agreement to Lessor.

(Copies of relevant portions of the Lease are attached as Exhibit A.) Thus, the Lease is subject to termination by Baker.

WHEREFORE, Baker Properties, L.P. reserves its rights with respect to the termination of the Lease.

McCARTER & ENGLISH, LLP
Attorneys for Baker Properties, L.P.

By: /s/Joseph Lubertazzi, Jr.
JOSEPH LUBERTAZZI, JR.
A Member of the Firm

Dated: January 19, 2001

Exhibit A

For copies of the relevant pages of the Lease cited herein, please contact Joseph Lubertazzi, Jr. at (973)-622-4444.